

BILL NO. R- 91-06-22

ANNEXATION RESOLUTION NO. R- 64-91

A RESOLUTION of the Common Council of the City of Fort Wayne, Indiana setting forth the policy of the City of Fort Wayne, Indiana in regards to the annexation of the Walden Annexation Area.

WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in the preparation of the City budget to provide for the furnishing of municipal services to the entire City, including newly annexed areas; and

WHEREAS, the Common Council of the City of Fort Wayne has before it an Ordinance for the annexation of the Walden Annexation Area, more specifically described as follows, to-wit:

Part of the Southeast Quarter of Section 28, Township 31 North, Range 13 East and part of the Northeast Quarter of Section 33, Township 31 North, Range 13 East, Allen County, Indiana more particularly described as follows:

Beginning at the intersection of the south right of way line of Trier Road and the east line of the Southeast Quarter of Section 28, Township 31 North, Range 13 East; thence East along the south right of way line of said Trier Road to the west right of way line of Maplecrest Road; thence South along the west right of way line of Maplecrest Road to a point 450 feet south of the north line of the Northeast Quarter of Section 33, Township 31 North, Range 13 East, said point being on the North line of "The Hollows" Subdivision, Section 1 as recorded in Plat Book 41, Pages 31-35 in the Office of the Recorder of Allen County, Indiana; thence west along the north line of said Hollows subdivision (said north line also being the southerly line and its easterly extension of Walden Addition, Section 5 as recorded in Plat Book 38, Pages 44-47) to a point on the easterly line of an Indiana and Michigan Power Company right of way (said point also being the northwest corner of Lot 25 in said Hollows subdivision); thence north along said Indiana and Michigan easterly right of way line to the South line of the Southeast Quarter of said Section 28; thence West along the south line of said Southeast Quarter of Section 28 (said south line also being the south line of Walden Addition, Section 2 as recorded in Plat Book 36, Pages 20-24, in the Office of the Recorder) to the east line of the Southeast Quarter of said Section 28; thence North along said East line of said Southeast

Quarter to the Point of Beginning containing 174 Acres more or less.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Walden Annexation, it is the policy of the City of Fort Wayne to follow the provisions of Section 1.1 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended, with regards to the provision of non-capital and capital services to the annexation area.

SECTION 2. That it is the policy of the City of Fort Wayne to follow the annexation fiscal plan for said described territory, as prepared by the Division of Community and Economic Development which is attached hereto and incorporated herein. Two copies of said plan are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

SECTION 3. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, and the plan for hiring employees of other governmental entities whose jobs will be eliminated by this annexation. That said plan identifies an area within the existing boundaries of the City similar in population density, land use and topography with receives non-capital services equivalent in standard and scope to those offered the territory to be annexed and which receives capital services in the same manner as proposed for the territory to be annexed.

SECTION 4. That, after adoption and any and all necessary approval by the Mayor, this Resolution shall be in full force and effect.

Janet H. Bradbury
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Bradbury, seconded by Edmonds, and duly adopted, read the second time title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.

DATED: 6-11-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Edmonds, and duly adopted, placed on its passage. PASSED YES by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 10-22-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. A-64-91 on the 22nd day of October, 1991,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of October, 1991, at the hour of 2:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of October, 1991, at the hour of 3:30 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE WALDEN ANNEXATION RESOLUTION

DEPARTMENT REQUESTING ORDINANCE COMMUNITY & ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE COMMITTS CITY TO FOLLOW STATE LAW IN
PROVIDING SERVICES TO ANNEXED AREA

Q-91-06-22

EFFECT OF PASSAGE CITY WILL BE IN COMPLIANCE WITH STATE LAWS

EFFECT OF NON-PASSAGE ANNEXATION WILL BE SUBJECT TO LEGAL ATTACK

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) FISCAL PLAN
TO BE AVAILABLE PRIOR TO PASSAGE

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-91-06-22

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
HENRY, EDMONDS, REDD

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS

REFERRED AN ~~ORDINANCE~~ ^{XXXXXXXXXXXX} (RESOLUTION) of the Common Council
of the City of Fort Wayne, Indiana, setting forth the policy
of the City of Fort Wayne, Indiana in regards to the
annexation of the Walden Annexation Area

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

David C. Long
Janet G. Bradbury
Henry P. Edmonds
J. Bradbury

DATED: 10-22-91

Sandra E. Kennedy
City Clerk



MEMORANDUM

TO: City Council Members

FROM: Michael A. Sapp, Director of Planning *M.A.S.*

SUBJECT: Walden Annexation

DATE: October 14, 1991

Attached is the Fiscal Plan for the above noted annexation. The Walden Annexation contains approximately 174 acres of which 116 acres are developed residentially. The remaining acreage includes a mix of professional, commercial, institutional, recreational, and right-of-way uses. Approximately 1,449 persons reside in the annexation area.

Since June of 1991, when the Walden annexation ordinance and resolution were introduced to City Council, members of C&ED's planning staff met with property owners within the proposed annexation area. City Attorney, Tim McCaulay has been corresponding with the annexation area's attorney John Clifton. City Officials offered to meet with the residents of the Walden area again to further discuss the annexation. Attached is the response from the attorney representing Walden. The proposed effective date of annexation for the Walden area is February 28, 1992.

Barrett & McNagny

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ROBERT S. WALTERS
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N. THOMAS HORTON II
RICHARD D. ROBINSON
WILLIAM L. SWEET, JR.
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THOMAS M. FINK
RICHARD E. FOX
GARY J. RICKNER
JOHN D. WALDA
NANCY E. WILKINS
JAMES P. FENTON
JOHN P. MARTIN
ALAN VERPLANCK

DENNIS C. BECKER
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JOSEPH G. BONAHOOM
THOMAS M. NIEZER
ANTHONY M. STITES
RENEE R. NEELD
DAVID R. STEINER
KEVIN K. FITZHARRIS

OF COUNSEL
MENTOR KRAUS
J.A. BRUGGEMAN
JAMES M. BARRETT III

August 20, 1991

RECEIVED AUG 21 1991

Mr. Greg Purcell
Director, Community &
Economic Development
City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

Re: Possible Annexation of Walden

Dear Mr. Purcell:

As you are probably aware, we are representing the residents of Walden with respect to the above captioned matter.

I discussed another potential meeting by City officials with a representative of the Walden Board. To be candid, the Board does not feel another meeting with City representatives would be fruitful as the association is firmly opposed to any annexation attempt by the City of Fort Wayne. Therefore, while the Board and residents appreciate the courtesy of your letter of July 25, 1991, the suggested meeting is respectfully declined.

Sincerely yours,

BARRETT & McNAGNY


John M. Clifton, Jr.

JMC/sms

cc: Norm Drew

cc: John B. Sage

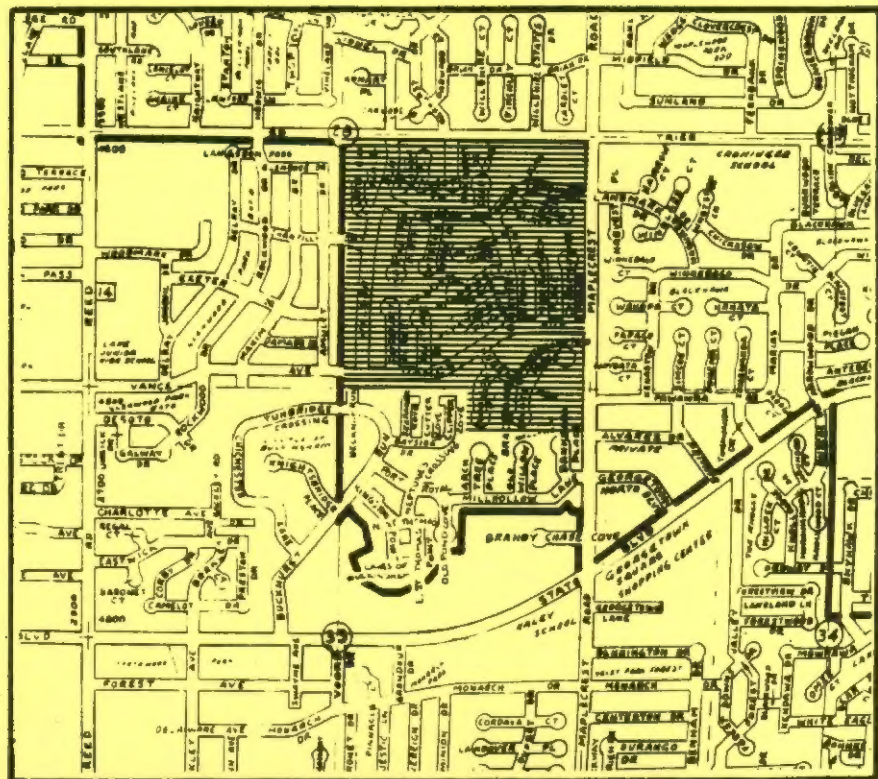
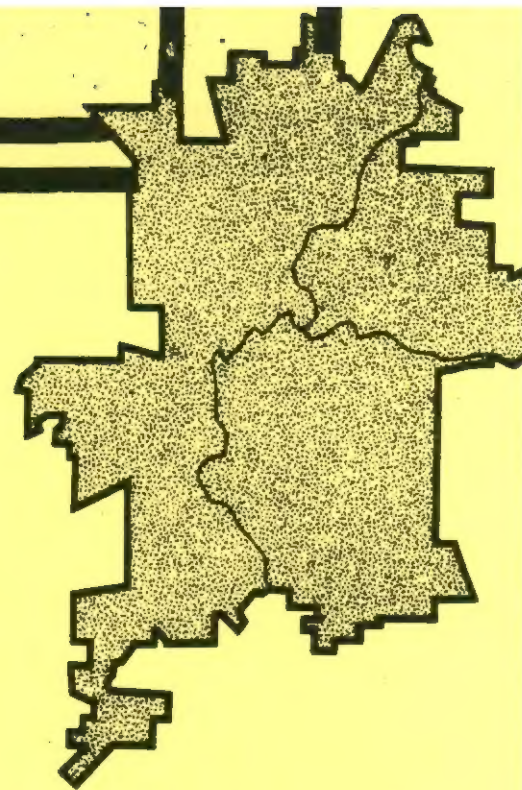
FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

October 1991

Walden
Annexation
Amended

COMMUNITY & ECONOMIC
C&ED
DEVELOPMENT



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell
Director

Division of Community and Economic Development

Michael A. Sapp
Director of Planning

Fort Wayne City Plan Commission

Mel Smith, President
Yvonne Stam, Vice-President
Robert Hutner, Secretary
Mark Gensic
Charles Layton
David Long
John Shoaff
Steve Smith
Wil Smith

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Rick Kunkle, Planner II
Nancy Townsend, Planner I

INTRODUCTION

Since its inception, the City of Fort Wayne has been annexing land adjacent to its corporate limits. The Walden Annexation is a logical continuance of this policy.

This Fiscal Plan, which is required by State Annexation Law, explains why the Walden Annexation area meets the state law requirements for annexation. Also, this plan gives basic data regarding the area, describes the services which will be furnished to the area upon annexation by the City, and summarizes the fiscal impact of annexation upon the City.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located east of the City of Fort Wayne and is bounded on the north by the south right of way of Trier Road, on the east by the west right-of-way of Maplecrest Road, on the south by the south line of Section 5 of Walden Addition and by the Indiana and Michigan Electric Company right-of-way, and on the west by the present City limits, in Section 28, Township 31 North, Range 13 East, in St. Joseph Township (See Figure 1).

B. SIZE

The Walden Annexation area contains approximately 174 acres.

C. POPULATION

Block statistics from the 1980 Census of Population and Housing shows that there are 3.37 persons per dwelling unit in the annexation area. Multiplying this figure by the 430 dwelling units in the annexation area, the population is calculated to be 1,449 persons.

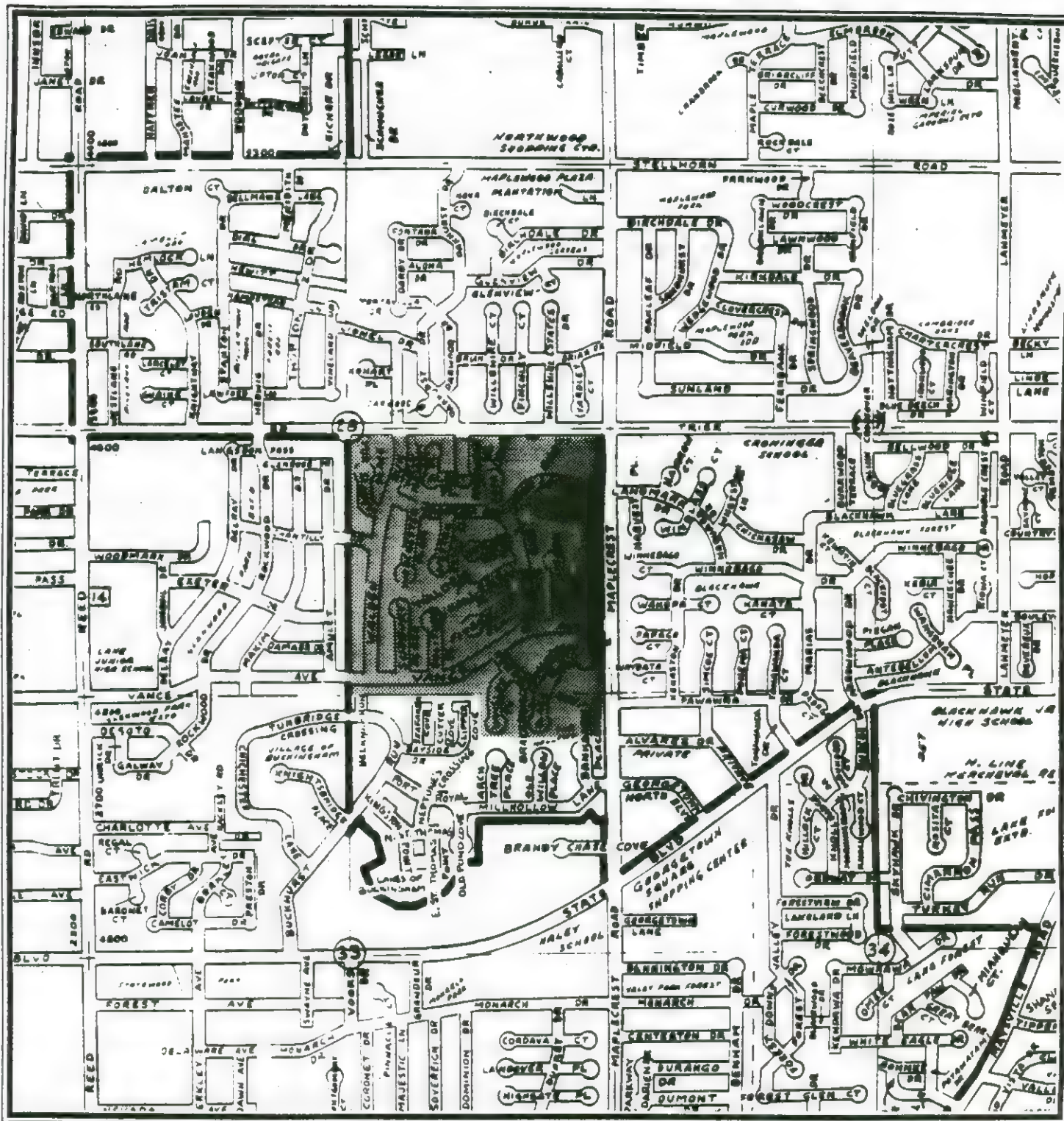
D. BUILDINGS

Single Family Residential	430 structures in good condition
Commercial	3 structures in good condition
Professional	3 structures in good condition
Institutional (church)	1 structure in good condition

E. PATTERNS OF LAND USE

	<u>Acres</u>	<u>Percent</u>
Residential	116	66.7%
Right of Way	28	16.1%
Recreational/Public	10	5.7%
Professional	7	4.0%
Institutional	6	3.5%
Commercial	4	2.3%
Vacant	3	1.7%
 TOTAL	 174	 100.0%

WALDEN ANNEXATION



Location

F. ZONING

The Walden Annexation area currently contains five zoning classifications (See Figure 2). Upon annexation, this area will be under jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

RS1 Suburban Residential
RSP2 Two-Family Dwelling
RSP3 Multiple Family
C1A Professional Services
C1(P) Limited Planned Commercial

City Zoning Classification

R1 Single Family Residential
R3 Multiple Family Residence
R3 Multiple Family Residence
B1A Limited Business District
B1B Limited Business District

G. TOPOGRAPHY

The Walden Annexation area primarily contains Pewamo loam and Morely loam soils with some clay. It has been determined by using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area is approximately 2 to 6 percent.

H. ASSESSMENT

\$10,087,030

I. NET TAX RATE: (1990 payable 1991 rates)

Existing:	\$4.8971	
After annexation:	\$7.4713	
Increase:	\$2.5742	(53 percent increase)

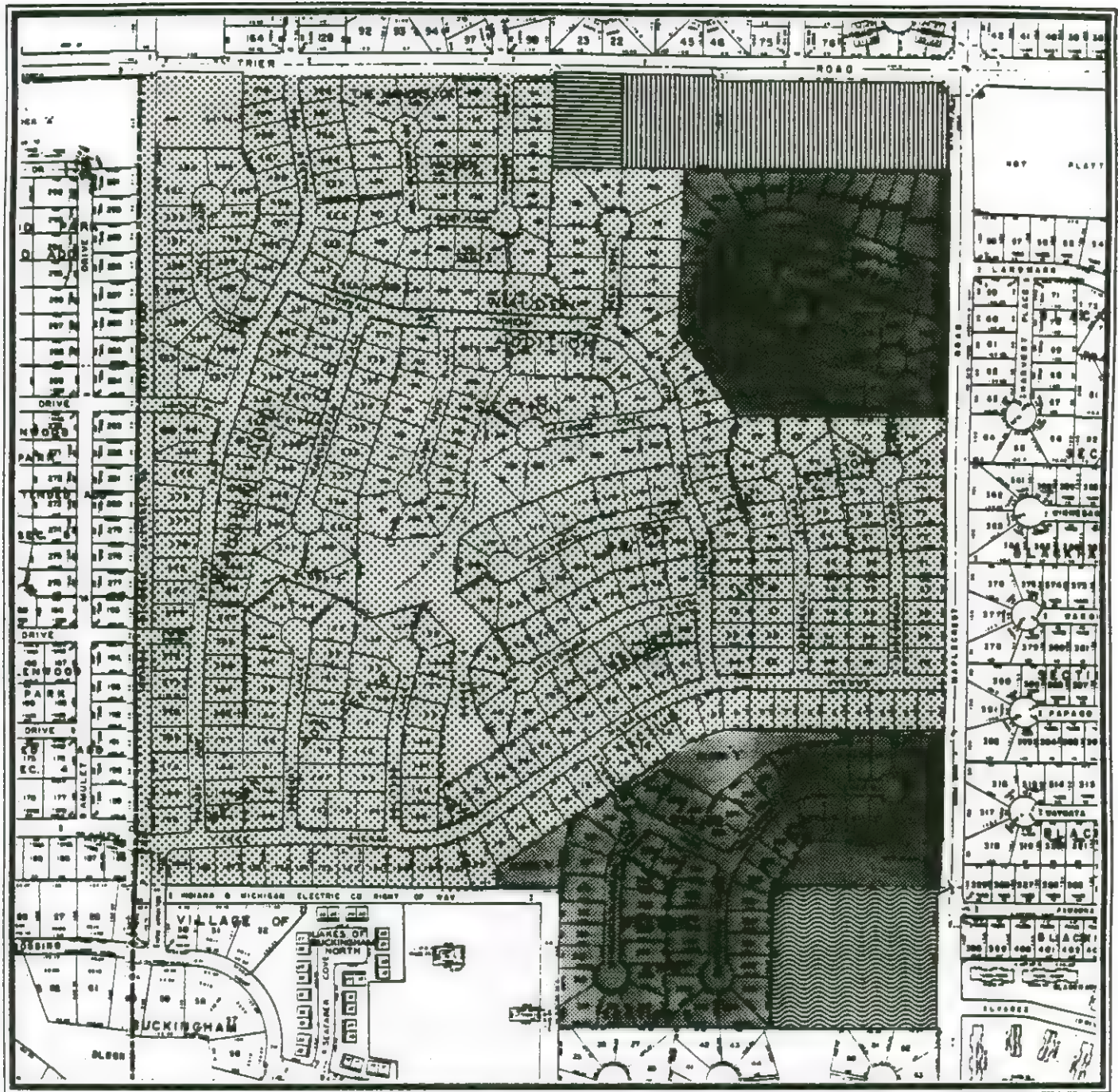
J. COUNCIL DISTRICT

The Walden Annexation area will be initially assigned to City Council District 2, subject to any later statutorily-required reapportionment.






K. SELECTED AREAS WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to the Walden Annexation area is the Northcrest Addition Area (See Figure 3). On page six is a comparison of the two areas.

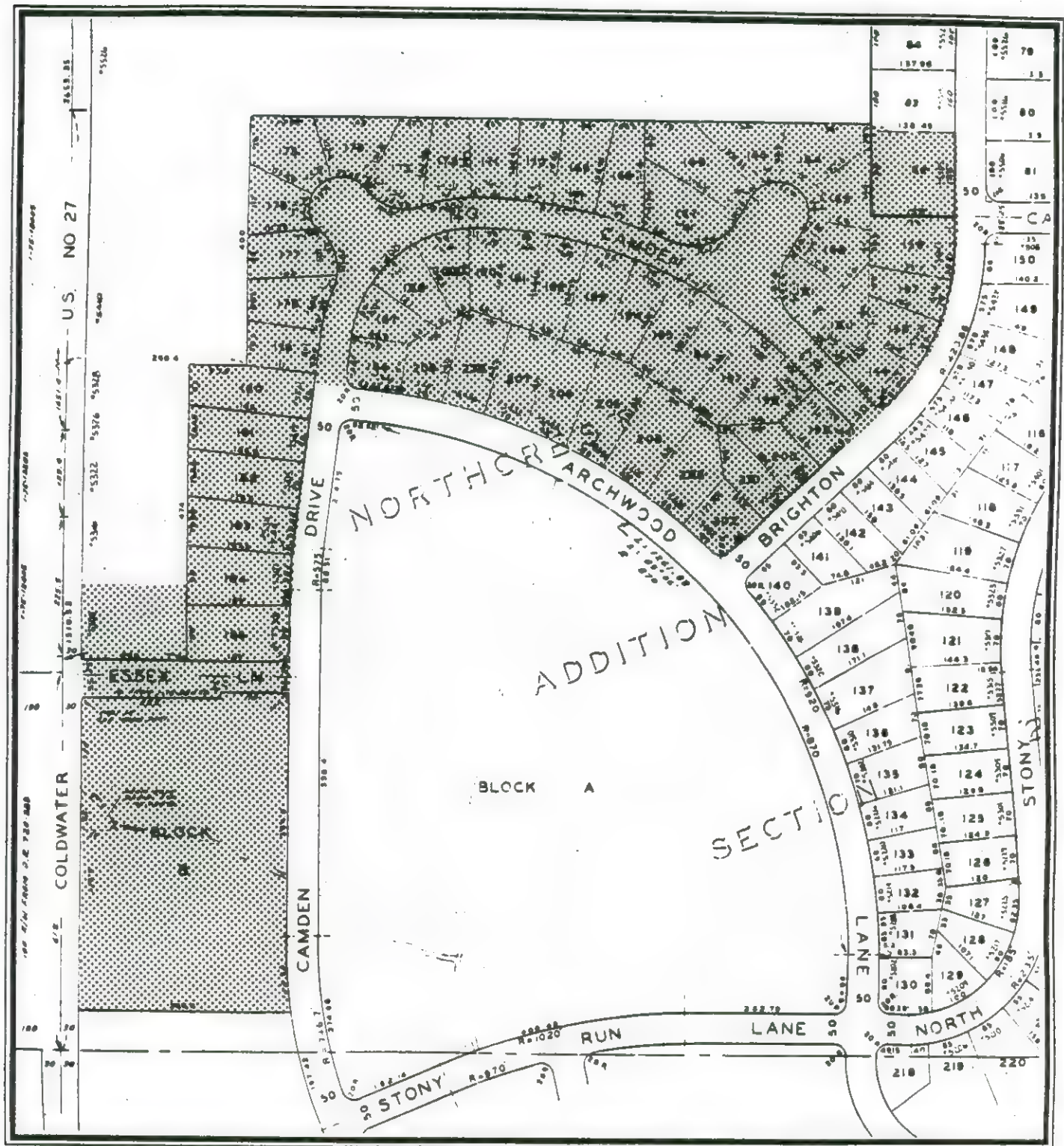
WALDEN ANNEXATION



Zoning

- | | | |
|---|---------|-------------------------|
|  | RS-1 | Suburban Residential |
|  | RSP-2 | Planned Duplex |
|  | RSP-3 | Planned Multiple Family |
|  | C-1A(P) | Professional Services |
|  | C-1A | Professional Services |

NORTHCREST ADDITION



Comparable Area

	<u>Walden Annexation Area</u>	<u>Northcrest Addition Area</u>
Topography	Low relief, loamy soil	Low relief, loamy soil
Patterns of Land Use	Residential and institutional with some commercial	Residential and institutional with some commercial
Population Density	8.4 persons per acre	7.6 persons per acre

No areas within the City with similar topography, patterns of land use, and population density as the Walden Annexation area are receiving services higher in standard or greater in scope than those services promised the Walden Annexation area.

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Walden area is part of a larger comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Walden area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with the state law requirements as set forth in IC 36-4-3. The statute mandates that the courts accept the annexation if the area meets either of the following criteria:

1. The boundaries of the annexation area must be at least one-eighth (12.5 percent) contiguous to the corporate limits, and the area must meet one of the following conditions:
 - a. Have a population density of at least three persons per acre; or
 - b. Be zoned for commercial, business, or industrial uses; or
 - c. Be at least 60 percent subdivided; or
2. The boundaries of the annexation area must be at least one-fourth (25 percent) contiguous to the corporate limits, and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In either case, the municipality must also prepare a written Fiscal Plan for providing services to be furnished to the annexed territory, together with the methods for financing such services. The Walden Annexation meets the first set of criteria which have been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how this annexation meets the one-eighth contiguous and the following conditions.

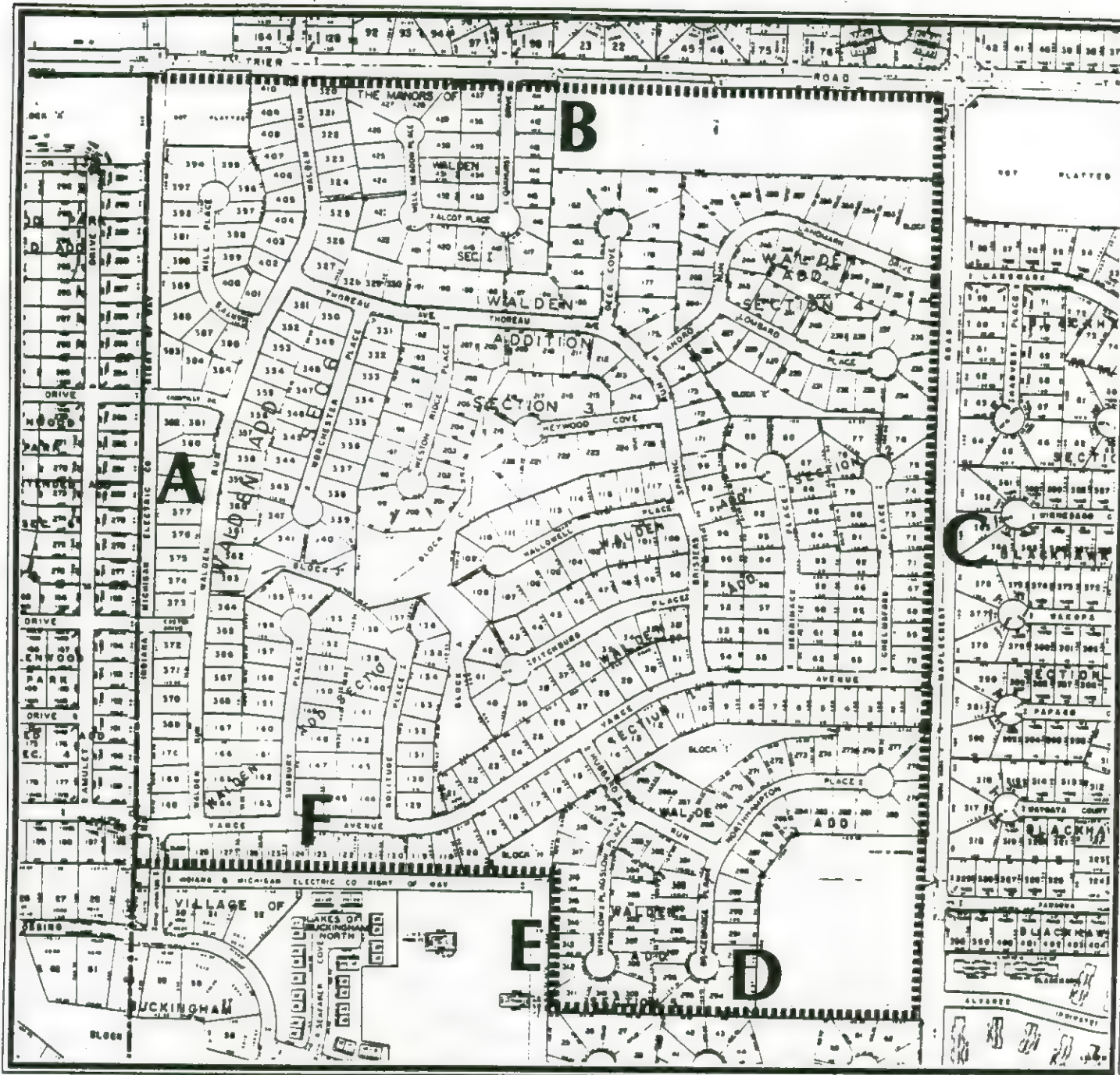
B. One-Eighth Contiguous

The Walden Annexation area meets the first requirement in that it is at least one-eighth (12.5 percent) contiguous to the City (23.2%). It also meets two of the following conditions, having a population density of more than 3 persons per acre (8.4 persons per acre) and being over 60 percent subdivided (66.3%).

C. CONCLUSION

The Walden Annexation Area should be annexed into the City of Fort Wayne because it satisfies the requirements that have been established by the State legislature: the annexation area is more than one-eighth contiguous to the City of Fort Wayne and has a population density of more than 3 persons per acre and is more than 60 percent subdivided.

WALDEN ANNEXATION



Contiguity

CONTIGUOUS

A 2650'

NON-CONTIGUOUS

B 2600'

C 3100'

D 1250'

E 450'

F 1350'

2650' (23.2%)

8750' (76.8%)

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Walden Annexation Area. The plan also describes how and when the City plans to extend the services of those improvements which are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Walden Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Northcrest Addition Area.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police District #3 will be expanded to cover the Walden Annexation area upon annexation. The Police Department keeps records on the amount of personnel and equipment necessary for the City's annexation program, and has determined that additional

personnel are not required for this particular annexation.

The cost to provide protection to the annexation area will be \$110 per year. This cost is based on a patrolman's average hourly rate of \$11.64 multiplied by an estimated 45 minutes spent per call. This amount is then multiplied by the estimated number of calls (12 per year) for service to this area. This total, which equals \$105, is the direct personnel cost. A small non-personnel cost of 5 percent is then added to the above total. This gives the overall cost of \$110 annually to service the annexation area. Funding for police services in the annexation area will be derived primarily from local property taxes through the General Fund.

Capital Costs:	\$ 0
Estimated Annual Operating Costs:	\$ 110

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Walden Annexation Area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention, and fire inspections. Primary response will come from Station 14 located at 3400 Reed Road. The response time from Station 14 to the annexation area is approximately 1 to 3 minutes. One Class A pumper and one emergency medical car are located at this station. Back-up response will come from Station 10 located at 1245 East State.

The annexation of the Walden area will not require a new fire station nor will it require additional personnel or equipment. For the year 1989, the cost per run was approximately \$920, which represents the cost per run for the operation of the total department. The estimated number of runs into this area is 7 per year. The only other additional expenses are expected to be operating costs, including gasoline, postage, and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for this increment in operating costs will come from the Fire Department's budget through the General Fund.

CAPITAL COSTS:	\$ 0
ESTIMATED ANNUAL OPERATING COSTS:	\$6,440

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the only provider of ambulance service to city residents. Persons in the Walden Annexation Area are currently receiving full advanced life support ambulance service provided by the TRAA and will continue to do so upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 14. Secondary assistance from Fire Department will come from Station 10. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment to residents before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

TABLE 1

1. \$120 plus \$5 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers
3. \$380 plus \$7.50 per loaded mile for emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget and no additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide residential garbage collection to the Walden Annexation Area. Currently, this service is provided to residential property owners at no cost. In the event that charges are established, charges for the Walden area will be equivalent in standard and scope to those areas within the corporate boundaries that have similar topography, patterns of land use and population density. The City presently contracts with Waste Management of Fort Wayne to supply this service.

According to the contract agreement, the City is charged a tonnage cost of \$45.01 for solid waste pick-up. This cost amounts to approximately \$54 per household, per year, for this service. Consequently, annexation of 430 residences in the Walden Annexation area will cost \$23,200 per year. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

CAPITAL COSTS: \$ 0
ESTIMATED ANNUAL COST: \$23,200

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

The City's Traffic Engineering Department will not require any additional personnel to perform its services in the Walden Annexation area. Capital and labor costs will be approximately \$2,164 for the installations of signs in the area.

TABLE 2
STREET SIGNAGE COSTS

<u>TYPE</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL COSTS</u>
Street Name	30" x 6"	27	\$49.90	\$1,347.30
Posts	12' 2 LB	27	11.80	318.60
<u>LABOR</u>				<u>498.15</u>
TOTAL MATERIAL AND LABOR:				\$2,164.05

Funding sources for these services will come from real estate taxes and Motor Vehicle Highway (MVH) funds.

CAPITAL COSTS: \$2,164
ESTIMATED ANNUAL COST: \$ 0

F. STREETS AND ROADS

The incorporation of the Walden Annexation Area will add .50 miles of arterial streets and 3.09 miles of residential streets to the City. The City of Fort Wayne Street Department is responsible for the general maintenance of the City's streets and roads. General maintenance includes snow and ice removal and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment.

The average cost of general street maintenance is \$5,912 per mile of street per year, so the annexation will cost the City approximately \$21,224 a year in street maintenance costs. The source of funding for street maintenance is the Street Department

budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

CAPITAL COSTS:	\$ 0
ESTIMATED ANNUAL COST:	\$21,224

G. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. Therefore, the City will place street lights at 15 intersections in the annexation area. The City will install Town & Country fixtures which closely resemble the existing ornamental fixtures in the area.

The City will also purchase and assume all costs for the 43 existing lights located within the public right-of-way upon the effective date of annexation.

The City will pay for the construction costs of Town & Country lighting. These capital costs will be funded from the General Fund. Operating costs are paid by the City through its regular departmental budget. Additional mid-block lighting must be petitioned for by the residents involved, per State Statute.

It is assumed that the fifteen additional street lights will be constructed in the third year and that the operating costs will be computed as an annual operating cost from that year on. The cost per ornamental light is \$1,300 and will be installed at no extra cost to the residents in the Walden Addition.

CAPITAL COSTS:	\$19,500
ESTIMATED ANNUAL COST:	\$ 1,777 (years one - three)
	\$ 580 (after three years)

H. PARKS AND RECREATION

Residents of the Walden Annexation Area presently have access to city park facilities such as swimming pools, baseball diamonds, indoor and outdoor skating, golf courses, picnic facilities, etc. Therefore, no new park will need to be developed for the Walden Annexation Area. Residents will be in close proximity to Shoaff Park, a 169 acre community park.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

I. WATER

The Fort Wayne Water Utility is presently serving the annexation area. The extension of water services to individual developments will be considered once the property owners in the area petition for such service.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

J. FIRE HYDRANTS

The City pays the Fort Wayne Water Utility \$221 annually for each fire hydrant located within the City. Since the annexation area contains 40 fire hydrants, the City will pay the Utility \$8,840 a year after the area is annexed into the City. This money will be taken from the General Fund.

Capital Costs:	\$ 0
Estimated Annual Cost:	\$8,840

K. SANITARY SEWER

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to the annexation area. The Water Pollution Control Department has the capability to extend sanitary sewers within the annexation area but will be considered only upon petition by the concerned property owners.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

L. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will consider storm sewer installation upon petition by the concerned property owners of the area. The City will provide engineering services for such a project. Emergency and routine maintenance of public drainage will be the responsibility of the City's Sewer Maintenance Departments after annexation. Certain storm drainage improvements may be funded from the City's Storm Water Management Program.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

M. ANIMAL CONTROL

The Walden Annexation area is located within the north district of the Animal Control Department. Currently, the north district is not yet at capacity. Therefore, costs would be negligible to provide this service to the area.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COSTS:	\$0

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Walden Annexation Area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the Walden area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Walden Annexation. This section also provides a five-year summary of the expenditures compared to the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Walden Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in the following table:

TABLE 2

Tax Revenue Formula

$$\frac{V-E}{100} (T) = TR$$

WHERE:	V	=	Assessed Valuation
	E	=	Home Mortgage Exemption
	T	=	City Tax Rate
	TR	=	Tax Return

The total assessed valuation of the proposed Walden Annexation is \$10,087,030. The home mortgage exemption is deducted from this total. There are 430 dwelling units within this annexation area and it is assumed that each one is eligible for the \$1,000 exemption mentioned above. The total taxable assessed valuation of the annexation area becomes \$9,657,030 after the calculation is made. Property tax revenue for 1991 can then be determined by applying the Fort Wayne/St. Joseph Municipal tax rate (3.2533) to this figure giving a total property tax revenue of \$314,171. Table 3 details the components of this tax rate. The annexation area will receive City services for 10 months in 1992. Therefore, the tax revenue for 1993 is pro-rated. The total property tax revenue for 1993 would be \$277,754. Using a 3 percent rate of inflation, the property tax revenue for 1994, the first full year of property tax revenue would be \$343,303. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) Funds. This is because these funds are allocated according to street miles. In 1989 the City received \$5,070 per street mile from the MVH Fund and \$2,433 from the LARS Fund. The annexation area will add 3.59 miles to the City's street system. Therefore, the City will receive an additional \$18,201 from MVH and an additional \$8,734 from LARS because of the Walden Annexation.

TABLE 3

Taxing District Rate

Corporation General	\$1.4877
Corporation Debt Service	.3286
Firemen Pension	.1400
Policemen Pension	.2247
Sanitary Officers Pension	.0141
Fire	.6960
Park General	.3532
Redevelopment General	<u>.0090</u>
	\$3.2533

In addition to property taxes, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), and the Alcoholic Beverage Tax. Some of these funds are based in part on the City's population and some are based on the tax levy. Since population is only one element of a very complex distribution formula, the direct contribution of the Walden Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

On the following page, Table 4 details the costs that will be incurred by each department upon the annexation of the Walden Area.

TABLE 4

EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 0	\$ 110
Fire Department	0	6,440
EMS	0	0
Solid Waste Disposal	0	23,220
Traffic Control	2,164	0
Streets	0	21,224
Street Lighting	19,500	1,777
Parks	0	0
Water	0	0
Fire Hydrants	0	8,840
Sanitary Sewer	0	0
Storm Sewer	0	0
Animal Control	0	0
Administrative Functions	0	0
TOTALS	\$21,664	\$61,611

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Walden Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 7 percent inflation factor for municipal expenditures, and a 3 percent inflation factor for City revenues.

Property tax revenue from the annexation area will not be collected until 1993. Assuming the area is annexed in February of 1992, assessment will not occur until March of 1992, with revenues being collected in 1993. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$57,241 in 1992. On the following page, Table 5 details the revenues minus the expenses for the Walden area over the next 5 year period.

TABLE 5
REVENUES MINUS EXPENSES

	EXPENDITURES	PROPERTY TAX REVENUE	MVH& LARS	BALANCE
1992	\$ 57,241			\$ -57,241
1993	70,539	\$ 277,754	\$ 26,935	289,700
1994	100,076	343,303	26,935	270,162
1995	81,520	353,602	26,935	299,017
1996	<u>87,226</u>	<u>364,210</u>	<u>26,935</u>	<u>303,919</u>
	\$396,602	\$1,338,869	\$107,740	\$1,050,007

D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Walden Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on February 28, 1992.

TABLE 6
ST. JOSEPH TOWNSHIP TAX RATES
1989 PAYABLE 1990

		ST. JOSEPH TRANSIT	FORT WAYNE ST. JOSEPH
STATE	St. Fair Board	.0035	.0035
	St. Forestry	.0065	.0065
	Welfare HCI	.0508	.0508
	Welfare Administration	.0713	.0713
	TOTAL STATE	.1321	.1321
COUNTY	County General	.7529	.7529
	County Welfare	.1238	.1238
	County Health	.0654	.0654
	Cumulative Bridge	.0375	.0375
	County Bonds	.0910	.0910
	Reassessment	.0300	.0300
	Welfare Med. Ast. Ward	.0059	.0059
	Cumulative Capital Dev.	.0700	.0700
	TOTAL COUNTY	1.1765	1.1765
TOWNSHIP	Township EMS		
	Fire Debt		
	Township General	.0029	.0029
	Poor Relief	.0089	.0089
	Fire Protection	.0590	
	Township Recreation	.0006	
	TOTAL TOWNSHIP	.0714	.0124
SCHOOLS	School General	2.6181	2.6181
	Debt Service	.0288	.0288
	Art Institute	.0050	.0050
	School Transportation	.4186	.4186
	Capitla Projects	.6215	.6215
	Racial Balance	.2000	.2000
	TOTAL SCHOOL	3.8920	3.8920
AIRPORT AUTHORITY	Airport General	.0772	.0772
	Airport Debt	.0168	.0168
	TOTAL AIRPORT	.0940	.0940
LIBRARY	Library General	.2944	.2944
	Library Debt	.0352	.0352
	TOTAL LIBRARY	.3296	.3296
PTC	PTC General	.1025	.1025
	PTC Debt	.0293	.0293
	TOTAL PTC	.1318	.1318

TABLE 6
ST. JOSEPH TOWNSHIP TAX RATE
1989 PAYABLE 1990

	ST. JOSEPH TRANSIT	FORT WAYNE ST. JOSEPH
CITY	Corporation General	1.4877
AND	Redevelopment General	.0090
SPECIAL	Corp. Debt Service	.3286
TAXING	Firemen Pension	.1400
DISTRICT	Policemen Pension	.2247
	Park General	.3532
	Sanitary Officers Pen.	.0141
	Fire	.6960
	TOTAL CITY AND SPECIAL DISTRICT	3.2533
	0.00	
	TOTAL TAX RATE	9.0217
	5.8274	
	REPLACEMENT CREDIT	.171850
	.159639	
	NET TAX RATE	7.471321
	4.897120	

Walden Legal Description

Part of the Southeast Quarter of Section 28, Township 31 North, Range 13 East and part of the Northeast Quarter of Section 33, Township 31 North, Range 13 East, Allen County, Indiana more particularly described as follows:

Beginning at the intersection of the south right of way line of Trier Road and the east line of the Southeast Quarter of Section 28, Township 31 North, Range 13 East; thence East along the south right of way line of said Trier Road to the west right of way line of Maplecrest Road; thence South along the west right of way line of Maplecrest Road to a point 450 feet south of the north line of the Northeast Quarter of Section 33, Township 31 North, Range 13 East, said point being on the North line of "The Hollows" Subdivision, Section 1 as recorded in Plat Book 41, Pages 31-35 in the Office of the Recorder of Allen County, Indiana; thence west along the north line of said Hollows subdivision (said north line also being the southerly line and its easterly extension of Walden Addition, Section 5 as recorded in Plat Book 38, Pages 44-47) to a point on the easterly line of an Indiana and Michigan Power Company right of way (said point also being the northwest corner of Lot 25 in said Hollows subdivision); thence north along said Indiana and Michigan easterly right of way line to the South line of the Southeast Quarter of said Section 28; thence West along the south line of said Southeast Quarter of Section 28 (said south line also being the south line of Walden Addition, Section 2 as recorded in Plat Book 36, Pages 20-24, in the Office of the Recorder) to the East line of the Southeast Quarter of said Section 28; thence North along said East line of said Southeast Quarter to the Point of Beginning containing 174 Acres more or less.

Prepared by:

Mark L. Gensic

Mark L. Gensic
Registered Land Surveyor No.S-0409

Date: February 5, 1991



